

Our Ref: DW/148698/022

Date: 13 June 2024

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c/o Mr Chris Davies,
Planning Department,
Neath Port Talbot Council,
The Quays,
Brunel Way,
Baglan Energy Park,
Neath,
SA11 2GG

e-mailed to: c.j.davies@npt.gov.uk

Dear Chris,

**APPLICATION TO DISCHARGE CONDITIONS 9, 28, 29, 30, 31, 33, 34, and 35
IN RESPECT OF PHASE 1 (ENGINEERING OPERATIONS AND TRACK LAYING) OF THE
WASHERY AREA PURSUANT OF PERMISSION REF: P2021/0327
LAND AT AND SURROUNDING THE NANT HELEN SURFACE MINE SITE, POWYS AND
ONLLWYN DISTRIBUTION CENTRE, NEATH PORT TALBOT**

Introduction

Fairhurst are writing on behalf of Global Centre of Rail Excellence Ltd (GCRE) in support of an application for Approval of Details Reserved by Conditions pursuant of planning permission reference P2021/0327. Planning permission was granted on 27 July 2021 for:

'Development of a Global Centre of Rail Excellence, comprising of two test tracks of loop configuration including an electrified high speed rolling stock test track of 6.9km in length and an electrified low speed infrastructure test track of 4.5km, with overhead line equipment (OLE) and dual platform station test environment; together with operations and control offices (including staff accommodation and welfare), shunter cabins (2 no), research and development, education and training, rolling stock storage sidings and maintenance / cleaning / decommissioning facilities; and associated drainage, internal vehicle accesses, branch line rail connection, staff and visitor car parking, lighting, electrical infrastructure (including substations and lineside shore supplies and transformers), fencing (perimeter security, acoustic and stock proof), land reformation and hard and soft landscaping, together with demolition of existing buildings / structures (cross-boundary application – see Powys CC Application ref: 21/0559/OUT). (Additional Environmental Info: Revised ES Chapters, Figures, Appendices – Air Quality / Biodiversity).'

The application seeks Approval of Details Reserved by Conditions pursuant of planning permission reference P2021/0327, in relation to Phase 1 of the Washery Area (Engineering Operations and Track Laying). In addition to the submission of information to discharge certain conditions, this application also provides clarification on the compliance with planning conditions, with regard to Phase 1 (Engineering Operations and Track Laying) of the Washery Area.

This application should be read alongside the submitted 'Phasing Plan' (Drawing Number: GCRE:_CS_0220B), submitted in June 2024.

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NEWCASTLE
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TAUNTON
THURSO
WATFORD
WESTHILL

Condition Subject	Condition Number	Document / Plan prepared to discharge condition (where applicable)	Compliance with Planning Conditions of Outline Planning Consent
Boundary Enclosures/ Treatments	9	• Not Applicable	• There are no boundary enclosures proposed for this phase. Therefore, the information sought by this condition is not applicable to Phase 1 (Engineering operations and Track Laying) within the Washery Area of the overall GCRE site. It is therefore considered that the applicant has complied with this condition.
Site wide landscape Strategy and associated scheme of Landscape Mitigation Planting	28	• Landscape strategy (May 2024) • Landscape Drawings (Drawing numbers 00009-00013).	• The accompanying information is being submitted to discharge this condition in relation to Phase 1 (Engineering Operations and Track Laying) of the Washery Area. It is therefore considered that the applicant has complied with this condition.
• Detailed light pollution/dark skies assessment shall	29	• Lighting Design Review for compliance with Dark Skies • PH1 Typical Scenario report • PH1 Worst-case Scenario report • Image Pack presentation	• The accompanying information is being submitted to discharge this condition in relation to Phase 1 (Engineering Operations and Track Laying) of the Washery Area. It is therefore considered that the applicant has complied with this condition.
Site wide Energy Strategy	30	• Site Wide Energy Strategy Letter	• The accompanying information is being submitted to discharge this condition in relation to Phase 1 (Engineering Operations and Track Laying) of the Washery Area. It is therefore considered that the applicant has complied with this condition.

FAIRHURST

Condition Subject	Condition Number	Document / Plan prepared to discharge condition (where applicable)	Compliance with Planning Conditions of Outline Planning Consent
Site wide / overarching waste management strategy / Plan	31	• Waste Management Strategy (March 2024)	• The accompanying information is being submitted to discharge this condition in relation to Phase 1 (Engineering Operations and Track Laying) of the Washery Area. It is therefore considered that the applicant has complied with this condition.
Phasing Approach for Car Parking	33	• Not Applicable	• The information sought by this condition is not applicable to Phase 1 (Engineering operations and Track Laying) Within the Washery Area of the overall GCRE site. It is therefore considered that the applicant has complied with this condition.
Provision of cycle parking and facilities	34	• Not Applicable	• The information sought by this condition is not applicable to Phase 1 (Engineering operations and Track Laying) Within the Washery Area of the overall GCRE site. It is therefore considered that the applicant has complied with this condition.
Provision of outdoor amenity space	35	• Not Applicable	• The information sought by this condition is not applicable to Phase 1 (Engineering operations and Track Laying) Within the Washery Area of the overall GCRE site. It is therefore considered that the applicant has complied with this condition.

As this is a cross-boundary planning permission, a similar application will be submitted to Powys County Council to discharge appropriately related conditions of Planning Permission Ref: 21/0559/OUT which was approved on 5 August 2021.

Submission

The application includes the submission of the completed application form for Approval of Details Reserved by Condition.

The application has been submitted via Planning Applications Wales and the appropriate fee has also been paid. The supporting information associated with this application has been submitted via email (due to file size restrictions).

I look forward to receiving confirmation of the validation and registration of the application in due course. I trust the above is self-explanatory but should you have any further queries, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D. Waugh', with a stylized flourish at the end.

Dominic Waugh MRTPI
Principal Director

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